



A-284-H6

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY	TIMONIUM	N.W.
JANUARY 1986	#472	14-A

Ms. Louise Van Loeuwen
June 17, 1994
Page 2

- Any attorney choosing to file without preliminary review should be fully aware of their responsibility for accuracy and completeness. Any petition(s) filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. There may be insufficient time, however, to correct the petition after the comments are made; and therefore, if the petition(s) was/were filed incorrectly, there is the possibility that another hearing would be required or that the zoning commissioner would deny the petition.
 - Attorneys, engineers, and applicants who make appointments to file petitions on a regular basis and who fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time any further appointments are made. Failure to keep those appointments without 72 hours advance notice will result in the forfeiture of the filing fees.
- If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:mmm
Enclosures

**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-10-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 472 (MJK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for DAVID N. RAMSEY, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: June 14, 1994
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee

94-487-A

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 448, 462, 463, 464, 468, 470, 471, 472, 473, 474, 477, 478, 479 and 480.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3490.

Prepared by: *Jeffrey W. Long*
Division Chief: *Carol Lewis*

PK/JL:lw

ZAC.448/PZONE/2AC1

**Baltimore County Government
Fire Department**

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 6/14/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
Mail Stop 1109

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Entitlement:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshall's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 473, 474, 476, 477, 478, 479 AND 480.

RECEIVED
JUN 14 1994
ZAC:1

REVIEWER: LT. ROBERT P. SALEMFIELD
Fire Marshal Office, PHONE 887-4091, RS-1102F

cc: File

Printed on Recycled Paper

**Baltimore County Government
Office of Zoning Administration
and Development Management**

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Louise Van Loeuwen
27 Edgemoor Road
Towson, Maryland 21203

Re: CASE NUMBER: 94-487-A (Item 472)

27 Edgemoor Road
Corner S/S Edgemoor Road and Marshall Hill Road, 3360'4", from e/l of Rt. Carroll Road
8th Election District - 4th Councilmanic

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- Your property will be posted on or before June 12, 1994. The closing date (June 27, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

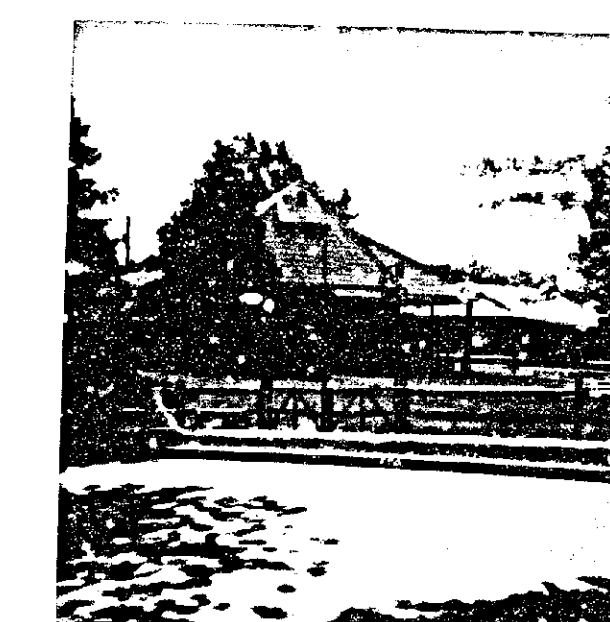
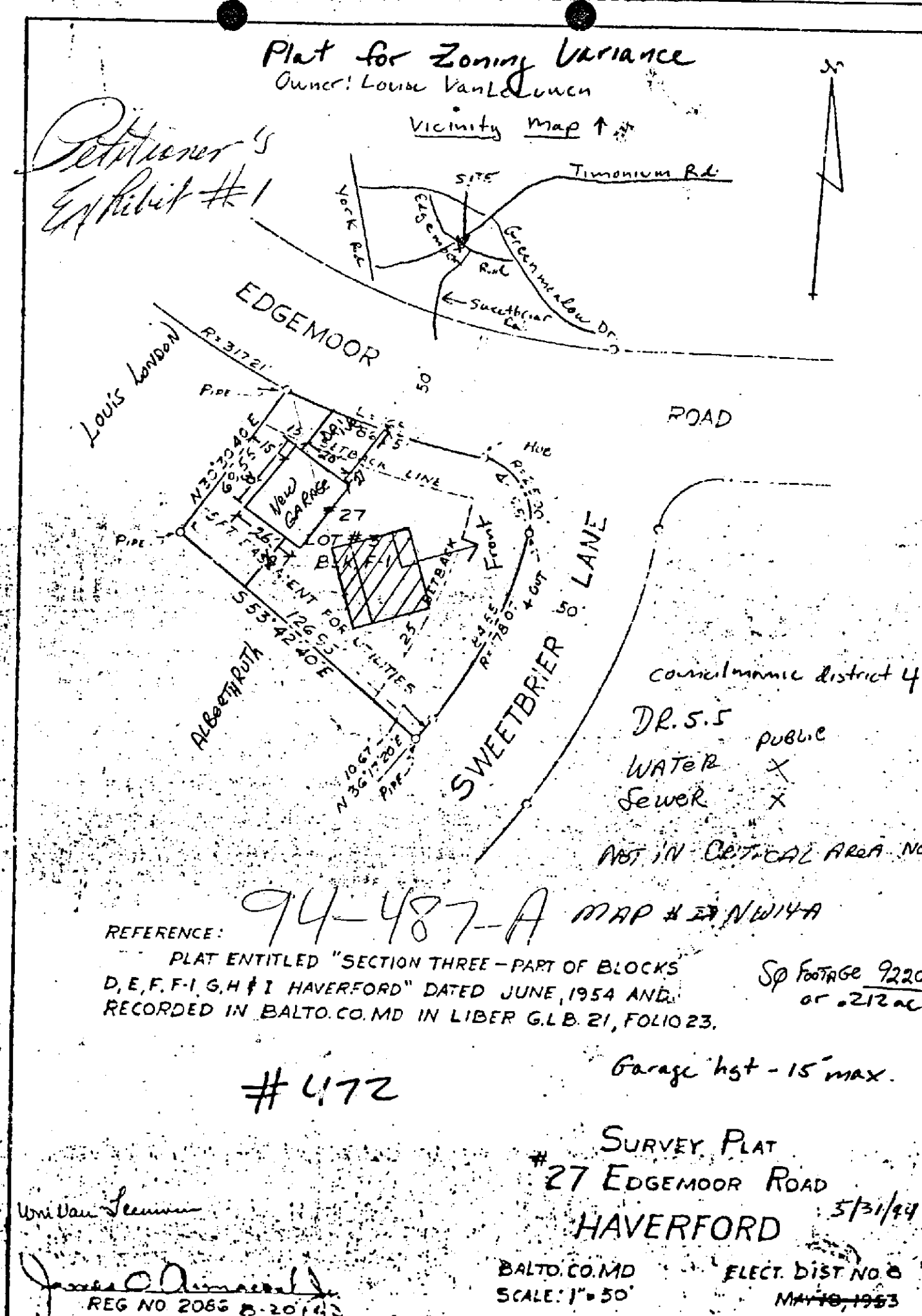
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

- Please be advised that you must return the sign and p t to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

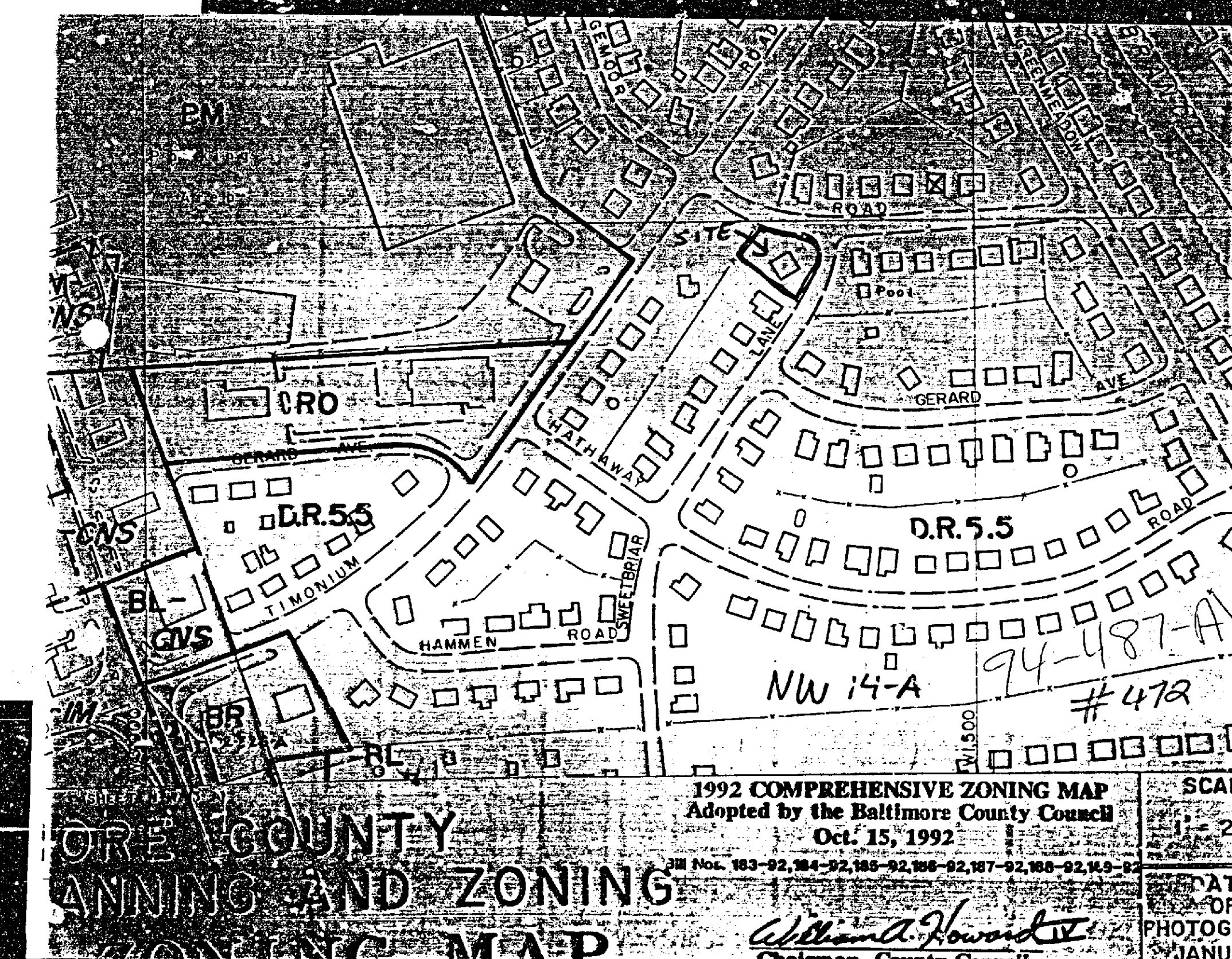
AGENDA/WORKSHEET	
Check wording	<input checked="" type="checkbox"/>
Fill in filing date	<input checked="" type="checkbox"/>
Estimated time	<input checked="" type="checkbox"/>
Attorney's number	<input checked="" type="checkbox"/>
Prior hearings	<input checked="" type="checkbox"/>
Violation	<input checked="" type="checkbox"/>
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NO STAR - BOTH	
ONE STAR - ADMINISTRATIVE	
TWO STARS - OTHERS	



LOOKING AT END OF HOUSE
FROM NW CORNER OF LOT



LOOKING HEAD ON AT FRONT
OF PROPOSED GARAGE



IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
27 Edgemoor Road, 50' W of a
distance 25' W of Sweetbriar La.
27 Edgemoor Road
8th Election District
17th Councilmanic District
Louise Van Leeuwen
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-487-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Louise Van Leeuwen for that property known as 27 Edgemoor Road in the Haverford subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached garage in the side yard with a 15 ft. street setback, in lieu of the rear yard with a 25 ft. street setback, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 36-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 30.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of June, 1994 that the Petition for a Zoning Variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached garage in the side yard with a 15 ft. street setback, in lieu of the rear yard with a 25 ft. street setback, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 29, 1994

Mrs. Louise Van Leeuwen
27 Edgemoor Road
Timonium, Maryland 21093

RE: Petition for Administrative Variance
Case No. 94-487-A
Property: 27 Edgemoor Road

Dear Mrs. Van Leeuwen:

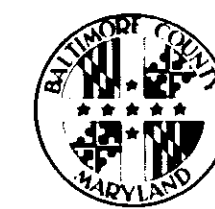
Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 27 EDGEMOOR ROAD
which is presently zoned DRS-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B. (Sec. III - "R" Res. Zone) to permit a garage in the side yard with a 15' street setback in lieu of the rear yard with a 25' street setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

SEE REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lender
Large Owners
(Type or Print Name)
Signature
Address
City
State
Zip Code
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City
State
Zip Code
Name
Address
City
State
Zip Code
Phone No.
Name
Address
City
State
Zip Code
Phone No.

LOUISE VAN LEEUWEN
Louise Van Leeuwen
27 Edgemoor Rd. 21093
Timonium Md. 21093
Name Address and phone number of representative to be contacted

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 29th day of June, 1994, that the subject matter of this petition be set for a public hearing, to be held on the 30th day of June, 1994, at 10:00 AM, in the Zoning Commission Room, 400 Washington Avenue, Baltimore, Maryland, and that the property be posted.

REVIEWED BY 757 DATE 5/31/94
ESTIMATED POSTING DATE 6/2/94

Printed with Soybean Ink
on Recycled Paper

ITEM #: 472

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) presently reside at: 27 Edgemoor Road

Timonium Md. 21093

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I need the convenience of storage of snow removal equipment such as snow blower, snow shovels, the spreaders, etc. Also storage of lawn mowers, lawn steamer equipment, cement mixer, compost tumbler, chipped mulches, wheelbarrows, roll-around earth shovels, picks, rakes, etc. Canache an asset to help sell house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Louise Van Leeuwen
Signature
Type or print name
LOUISE VAN LEEUWEN

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Louise Van Leeuwen

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/21/94

My Commission Expires

SUZANNE M. BLUM
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 26, 1998

Beginning on the south side of Edgemoor Road, fifty feet wide, at the distance of 25 feet west of the centerline of Sweetbriar Lane. Also known as Lot 3 of Section III of "Haverford", or 27 Edgemoor Road containing .212 acres in the 8th Election District. Recorded in Plat Book 21, Folio 25.

#472

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 7th Date of Posting: 6/14/94
Posted for: Variance
Petitioner: Louise Van Leeuwen
Location of property: 27 Edgemoor Rd., 8th
Location of Sign: 27 Edgemoor Rd., 8th
Remarks: See attached
Posted by: LES:mmm Date of return: 6/15/94
Number of Signs: 1



Office of Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4150

Number

Date: 5/31/94

Van Leeuwen, Louise - 27 Edgemoor Rd

010 - Res Variance (\$50.00)

030 - Sign party (\$35.00)

Total - (\$85.00)

Taken In By: LES:mmm
Index Number: 472

Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management

June 17, 1994

Mrs. Louise Van Leeuwen
27 Edgemoor Road
Timonium, MD 21093

RE: Case No. 94-487-A, Item No. 472
Petition for Administrative Variance
Petitioner: Louise Van Leeuwen

Dear Mr. Leeuwen:

The above-referenced petition and accompanying plans were accepted for filing on May 31, 1994 and a hearing was scheduled accordingly. Respectively, the Zoning Advisory Committee (ZAC) has reviewed those plans. Enclosed are copies of the comments received to date from the reviewing agency/agencies offering or requesting information on the petition. These comments are not intended to indicate the appropriateness of the zoning action requested, but rather to ensure that all parties, i.e., zoning commissioner, attorney, and/or petitioner, are aware of any issues that may have a bearing on this case. Should we receive any additional informative comments, they will be forwarded to you immediately. (Comments that are not informative are placed in the case file; you will not receive a copy.)

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby those zoning attorneys who regularly file petitions that comply with all aspects of the zoning regulations and petition(s) filing requirements can file their petition(s) with this office without the necessity of a preliminary review by zoning personnel. However, previous staff reviews and violations must be identified at that time.



A-284-H6

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

TIMONIUM

#472

SHEET

N.W.
14-A

Ms. Louise Van Loeuwen
June 17, 1994
Page 2

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- If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:mmm
Enclosures

**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-10-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. ~~472~~ (MJK)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for **DAVID N. RAMSEY, ACTING CHIEF**
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 14, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

94-487-A

SUBJECT: Petitions from Zoning Advisory Committee

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Prepared by: *Jeffrey W. Long*

Division Chief: *Pat Keller*

PK/JL:lw

ZAC.448/PZONE/2AC1

**Baltimore County Government
Fire Department**

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 6/14/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
Mail Stop 1109

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Entitlement:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshall's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 473, 474, 476, 477, 478, 479 AND 480.

RECEIVED
JUN 14 1994
ZAC:11

REVIEWER: LT. ROBERT P. SALEMFIELD
Fire Marshal Office, PHONE 887-4091, RS-1102F

cc: File

Printed on Recycled Paper

111 West Chesapeake Avenue
Towson, MD 21204

June 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Louise Van Loeuwen
27 Edgemoor Road
Towson, Maryland 21203

Re: CASE NUMBER: 94-487-A (Item 472)

27 Edgemoor Road
Corner S/S Edgemoor Road and Marshall Hill Road, 3360'4", from e/l of Rt. Carroll Road
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- Your property will be posted on or before June 12, 1994. The closing date (June 27, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

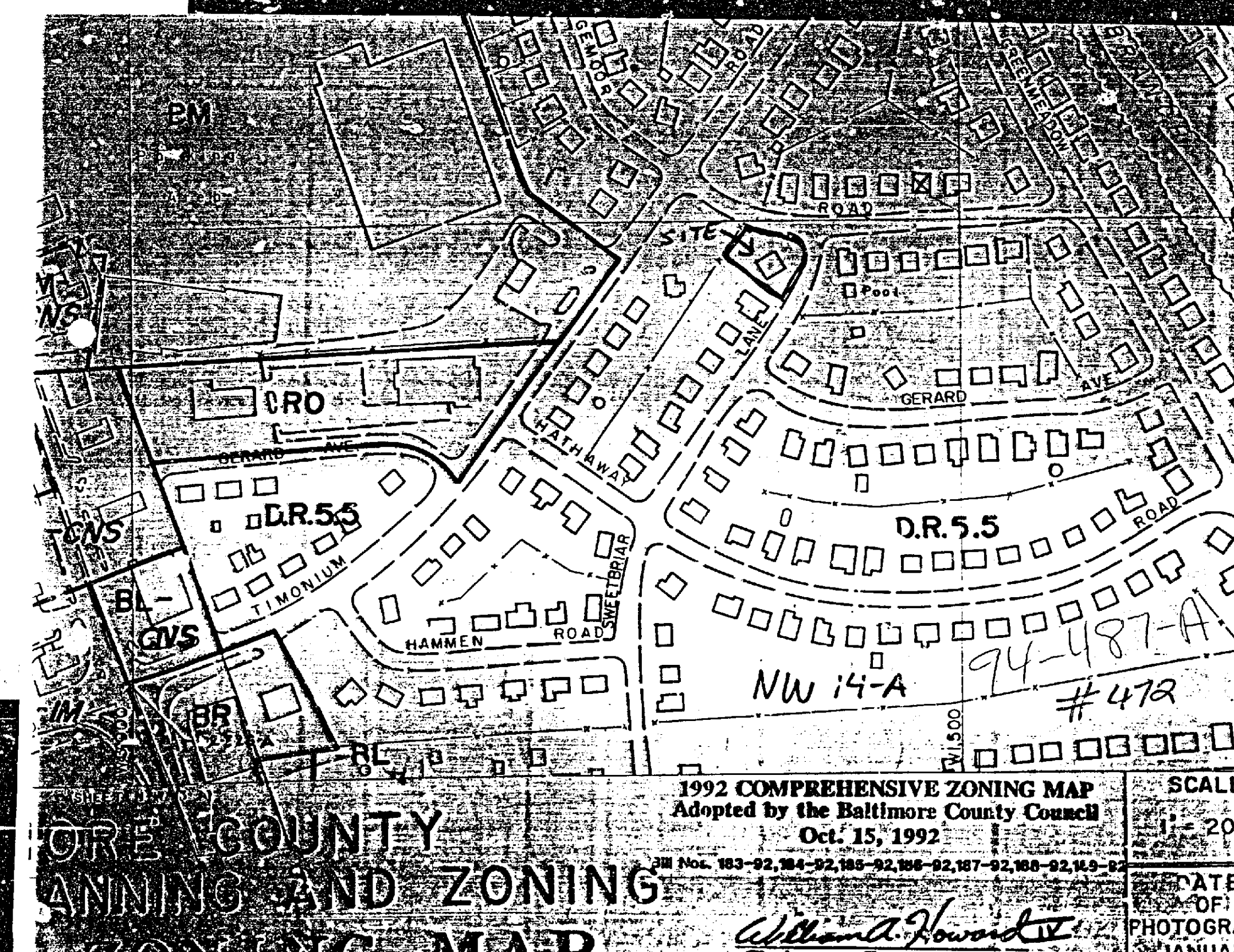
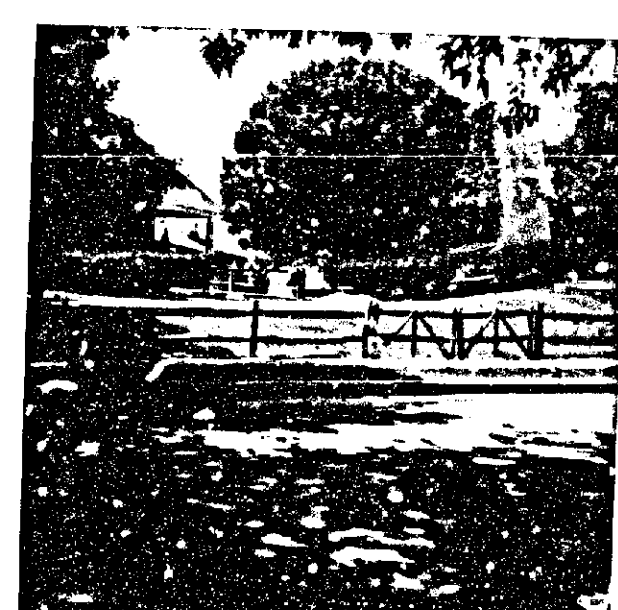
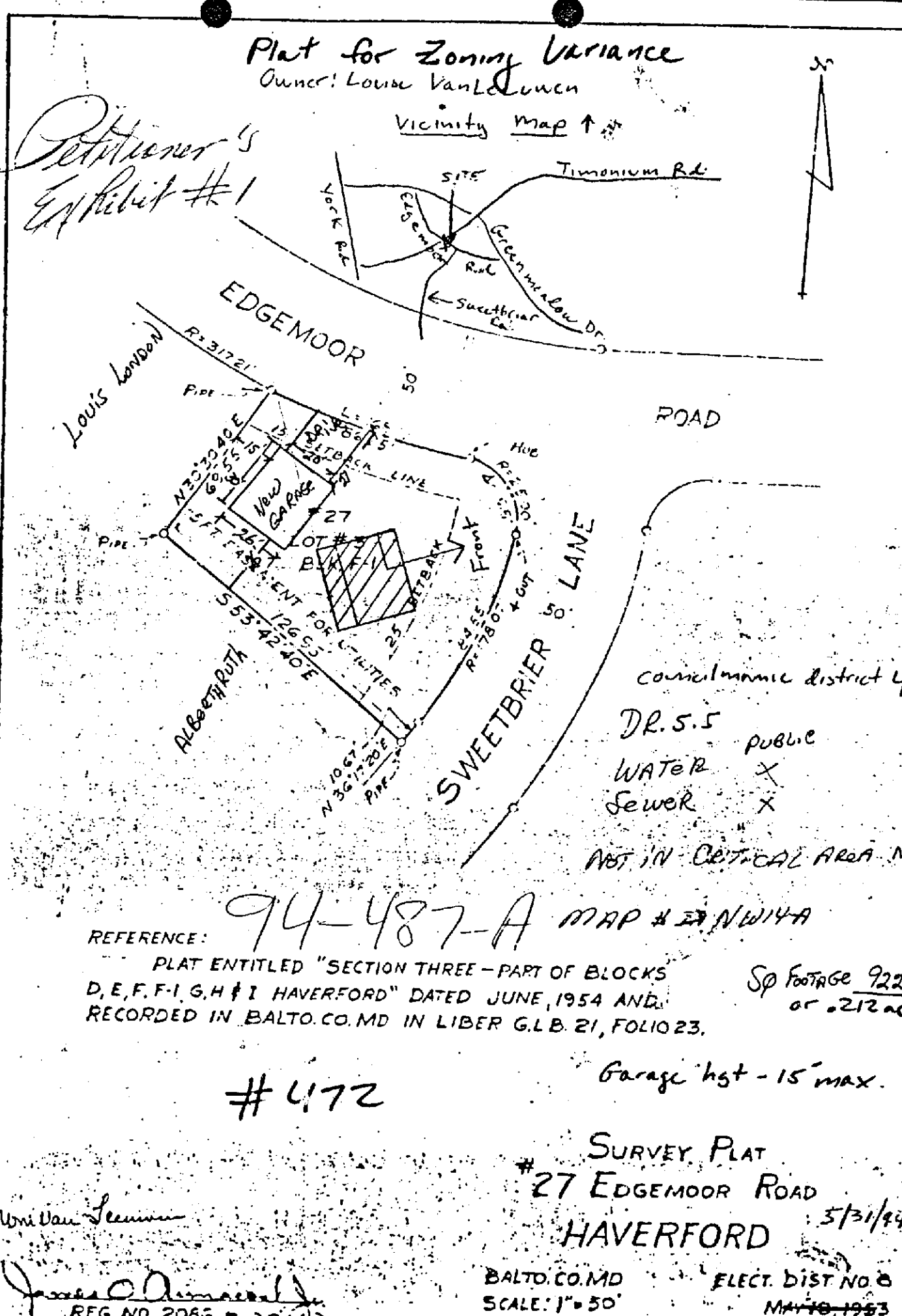
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Arnold Jablon
Arnold Jablon
Director

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Estimated time	<input checked="" type="checkbox"/>
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Alternative name	<input checked="" type="checkbox"/>
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NO STAR - BOTH	
ONE STAR - ADMINISTRATIVE	
TWO STARS - OTHERS	



IN RE: PETITION FOR ADMINISTRATIVE VARIANCE (Case No. 94-487-A) BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Louise Van Leeuwen for that property known as 27 Edgemoor Road in the Haverford subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached garage in the side yard with a 15 ft. street setback, in lieu of the rear yard with a 25 ft. street setback, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

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The Petitioner has filed the supporting affidavits as required by Section 36-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 30.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of June, 1994 that the Petition for a Zoning Variance from Section 1802.3.B. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached garage in the side yard with a 15 ft. street setback, in lieu of the rear yard with a 25 ft. street setback, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to ensure compliance with this Order.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 29, 1994

Mrs. Louise Van Leeuwen
27 Edgemoor Road
Timonium, Maryland 21093

RE: Petition for Administrative Variance
Case No. 94-487-A
Property: 27 Edgemoor Road

Dear Mrs. Van Leeuwen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 27 Edgemoor Road which is presently zoned DR-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B. (Sec. III - "Res. Zone") to permit a garage in the side yard with a 15' street setback in lieu of the rear yard with a 25' street setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

see reverse side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lender
Large Owners
Type or Print Name
Signature
Address
City
State
Zip Code
Attorney for Petitioner
Type or Print Name
Signature
Address
City
State
Zip Code
Name
Address
City
State
Zip Code
Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 29th day of June, 1994, that the subject matter of this petition be set for a public hearing, to be held on the 30th day of June, 1994, at 10:00 AM, in the Zoning Commission Room, 400 Washington Avenue, Baltimore, Maryland, and that the property be posted.

REVIEWED BY: JST
DATE: 5/31/94
ESTIMATED POSTING DATE: 6/2/94

Printed with Soybean Ink
on Recycled Paper

ITEM #: 472

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) presently reside at: 27 Edgemoor Road, Timonium, Md. 21093

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I need the convenience of storage of snow removal equipment such as snow blower, snow shovels, the spreaders, etc. Also storage of lawn mowers, lawn steamer equipment, cement mixer, compost tumbler, chipped mulches, wheelbarrows, roll-around earth shovels, picks, rakes, etc. Canache an asset to help sell house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Louise Van Leeuwen
Louise Van Leeuwen
Signature
Type or Print Name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 31st day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Louise Van Leeuwen

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/21/94

My Commission Expires:

SUZANNE M. BLUM
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 26, 1998

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 27A Date of Posting: 6/14/94
Posted for: Variance
Petitioner: Louise Van Leeuwen
Location of property: 27 Edgemoor Rd., 27A
Location of Sign: 27 Edgemoor Rd., 27A
Remarks: 27 Edgemoor Rd., 27A
Posted by: M. Schmidt
Number of Signs: 1



Office of Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4150

Number

Date: 5/31/94

Van Leeuwen, Louise - 27 Edgemoor Rd.

010 - Res Variance (\$50.00)

030 - Sign party (\$35.00)

Total - (\$85.00)

Taken In By: JST
Item Number: 472

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 17, 1994

Mrs. Louise Van Leeuwen
27 Edgemoor Road
Timonium, MD 21093

RE: Case No. 94-487-A, Item No. 472
Petition for Administrative Variance
Petitioner: Louise Van Leeuwen

Dear Mr. Leeuwen:

The above-referenced petition and accompanying plans were accepted for filing on May 31, 1994 and a hearing was scheduled accordingly. Respectively, the Zoning Advisory Committee (ZAC) has reviewed those plans. Enclosed are copies of the comments received to date from the reviewing agency/agencies offering or requesting information on the petition. These comments are not intended to indicate the appropriateness of the zoning action requested, but rather to ensure that all parties, i.e., zoning commissioner, attorney, and/or petitioner, are aware of any issues that may have a bearing on this case. Should we receive any additional informative comments, they will be forwarded to you immediately. (Comments that are not informative are placed in the case file; you will not receive a copy.)

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby those zoning attorneys who regularly file petitions that comply with all aspects of the zoning regulations and petition(s) filing requirements can file their petition(s) with this office without the necessity of a preliminary review by zoning personnel. However, previous staff reviews and violations must be identified at that time.